



PULTE FAMILY

CHARITABLE FOUNDATION



CARE FOR OTHERS



EDUCATION



HUNGER & THIRST



SHELTER

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THE IDDeal Place

Independence. Security. Belonging.

An affordable housing community for adults with
Intellectual and Developmental Disabilities

Facts Intellectual & Developmental Disabilities

- ~500,000 people in FL are diagnosed with mild to profound I/DD
- At age 22, most public aid and healthcare benefits are significantly reduced, with Supplemental Security Income paying a max \$943/mo
- ~115,000 currently living with a caregiver over 60 years old
- Many people with I/DD become a ward of the state or homeless when their family caregiver can no longer provide care
- 83% of Women and 32% of Men are victims of sexual assault, and more than half of those assaulted multiple times
- Currently, there are 7 privately funded I/DD communities in FL, These communities provide 600 beds in total, enough for 0.5% of Florida's I/DD population living with aging caregivers.



Independent Housing with Supports

Higher Quality of Life

More Opportunities for Growth

State Savings of Over \$100,000/resident/year

Independence

Independent Living with Supports
Empowering Responsibility
Building Self-Reliance

Belonging

Full social calendar
Community Meals
Neighborhood Integration

Benefits

Safety & Security

Staff Supervision
Managed Property
Controlled Access

Personal Growth

Job Training
Active Lifestyles
Other Programmatic Offerings





SITE PLAN

DRY
RETENTION

**SECONDARY
BUILDING**
3,744 S.F.

**MAIN
BUILDING**
16,039 S.F.

**CARETAKER
HOUSE**
2,027 S.F.

DROP OFF
AREA

OPEN LAWN AREA

SYNTHETIC TURF
LAWN AREA

OPEN LAWN AREA

SEATING AREA

6' HIGH
VINYL COATED
CHAIN LINK FENCE

SEATING AREA

OPEN
LAWN
AREA

BENTBROOK BLVD

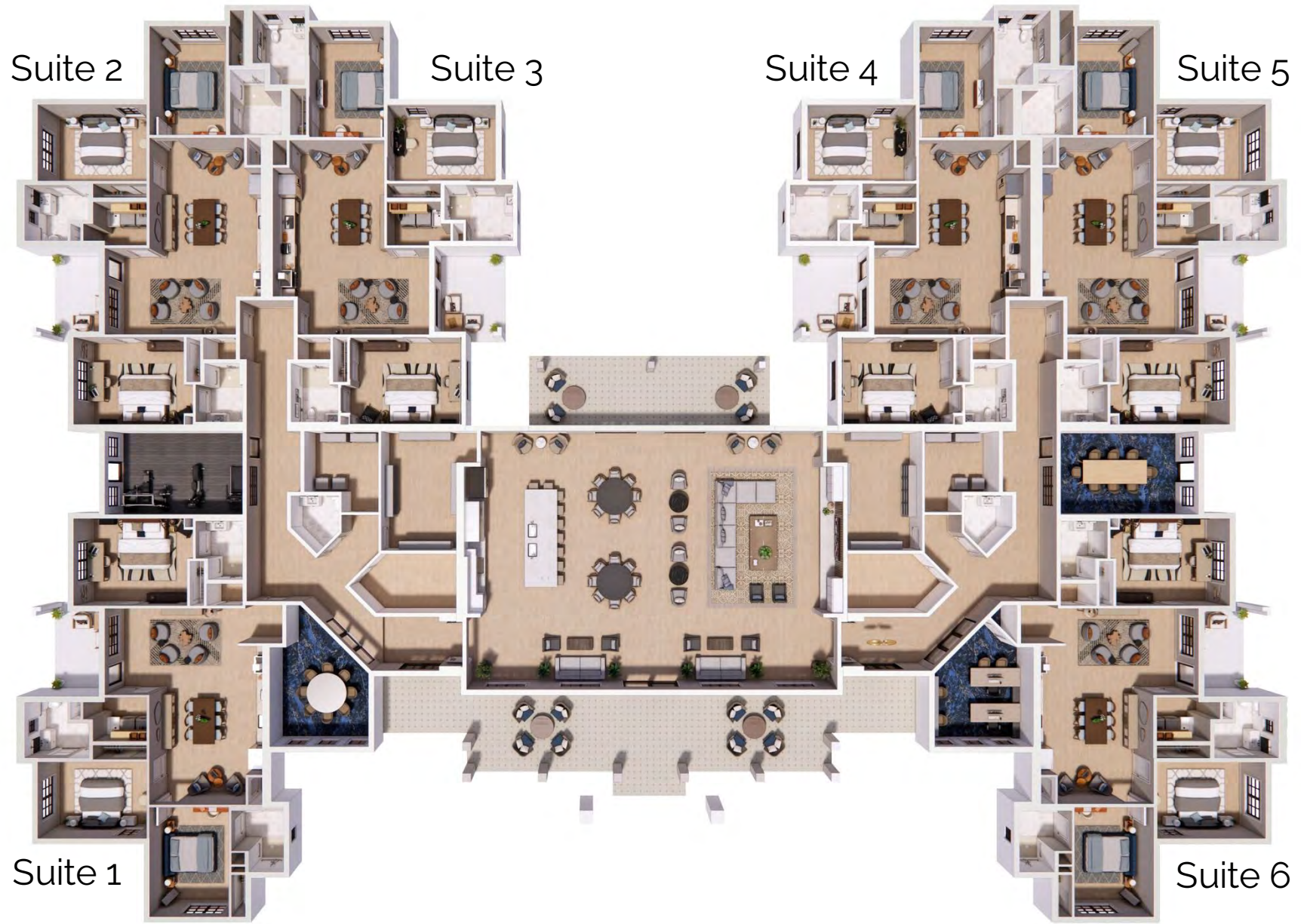


North





 THE
IDDeal
Place



Suite 2

Suite 3

Suite 4

Suite 5

Suite 1

Suite 6









Exterior
Access

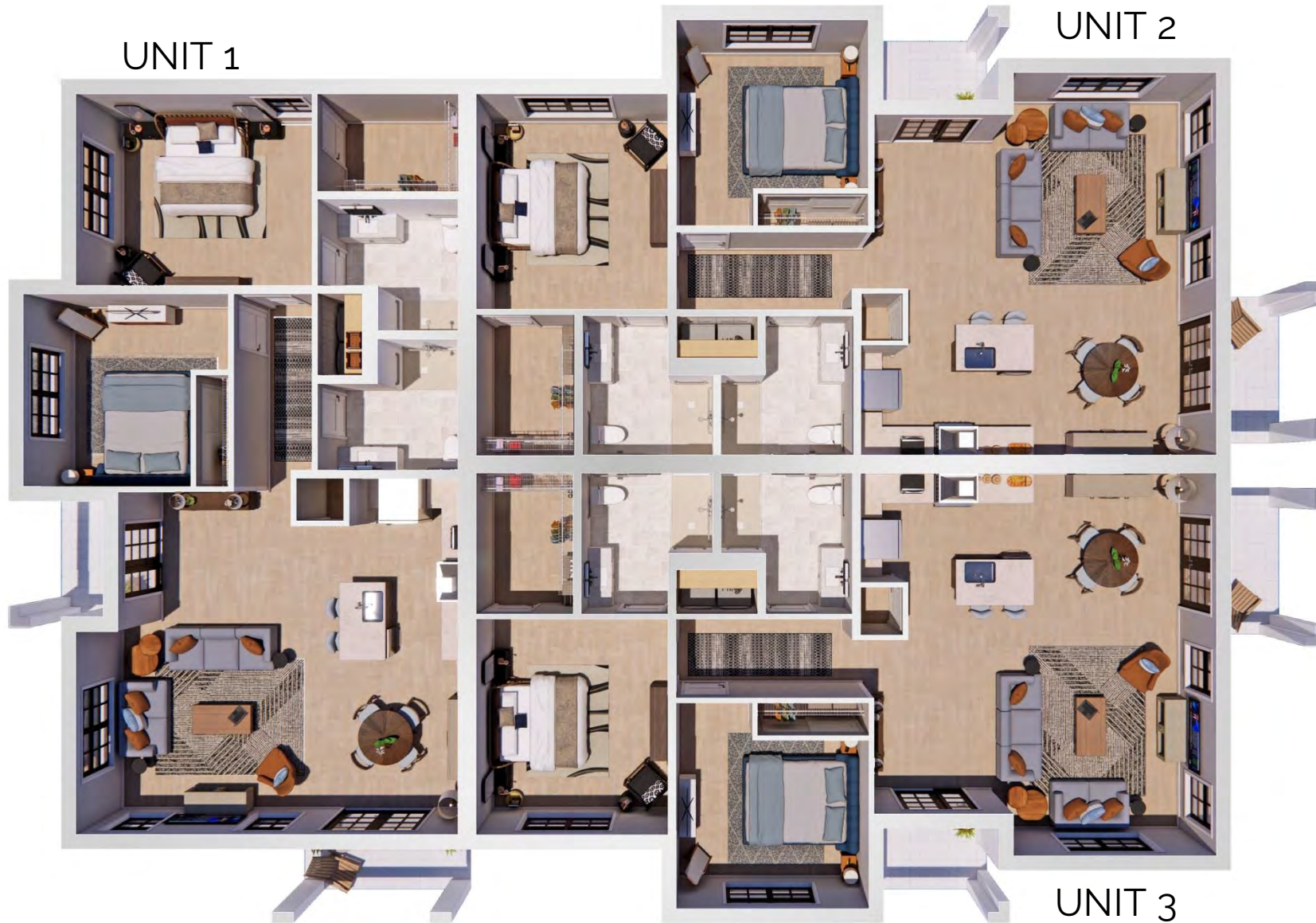
Bedroom 2

Bedroom 1

Bedroom 3

Interior
Access

Main Building Suite




UNIT 1

UNIT 2

UNIT 3



The Numbers Capital Campaign

Uses	Amount	Sources
Land Acquisition Design & Entitlement Site Development	\$3,900,000	 PULTE FAMILY CHARITABLE FOUNDATION
Vertical Construction	\$7,100,000	Public Funding Corporate Partnerships Private Philanthropy



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Monarca

A SANCTUARY WHERE EVERY HOME IS A HAVEN

An Affordable Housing community for low income and farm working families in Immokalee, FL

The Case Reality in Immokalee



Poverty
Rate

43%

Median HH
Income

\$35,000

Median Net
Worth

\$13,000

60% AMI
Rent

\$1,557

Population w/o
HS Diploma

56%

Median
Age

28.3



Monarca A Neighborhood with a Mission



Build Monarca
179 Single Family Homes
in a Safe Neighborhood

Build A Better Life
Wrap Around Services
Housing Literacy
Financial Literacy
Nutrition & Health





12.5-acre
Preserve

6-acre Community
Amenity Area & Lake

Future
Early
Education
Center

Oversize
Vehicle Lot





3-Bedroom Home
1,215 Square Feet
One Story
Two Bathrooms





4-Bedroom Home
1,836 Square Feet
Two Stories
3 Bathrooms
Ground Floor Bedroom





2-Bedroom Townhome
1,070 Square Feet
Two Stories
2.5 Bathrooms






Monarca
A SANCTUARY WHERE EVERY HOME IS A HAVEN





 Monarca

The Numbers Income and Rent Limits

Household Income Limits

% of AMI	Family of 3	Family of 4	Family of 5
30% AMI	\$28,170	\$31,290	\$33,810
50% AMI	\$46,950	\$52,150	\$56,350
60% AMI	\$56,340	\$62,580	\$67,620
80% AMI	\$75,120	\$83,440	\$90,160

Monthly Rent Limit

% of AMI	2BR Units	3BR Units	4BR Units
30% AMI	\$704	\$813	\$907
50% AMI	\$1,173	\$1,356	\$1,512
60% AMI	\$1,408	\$1,627	\$1,815
80% AMI	\$1,566	\$2,170	\$2,420


- Collier County AMI: \$104,300
- Immokalee Median Income: \$35,000

Unit Mix

% of AMI	# of Units	% of Units
30% AMI	92	51.4%
50% AMI	46	25.7%
60% AMI	12	6.7%
80% AMI	20	11.2%
Market	9	5.0%
TOTAL	179	

Income and Rent Limits from 2024
 Florida Housing Finance Corporation
 for Collier County

The Numbers Funding Sources

Uses	Amount	Sources
Land Acquisition Design & Entitlement Ph1 Site Development	\$8,000,000	 <p>PULTE FAMILY CHARITABLE FOUNDATION</p>
Phase 1 (64 Homes)	\$16,000,000	<p>Public Funding Corporate Partnerships Private Philanthropy</p>
Phase 2 (Future)	TBD	
Phase 3 (Future)	TBD	



PULTE FAMILY

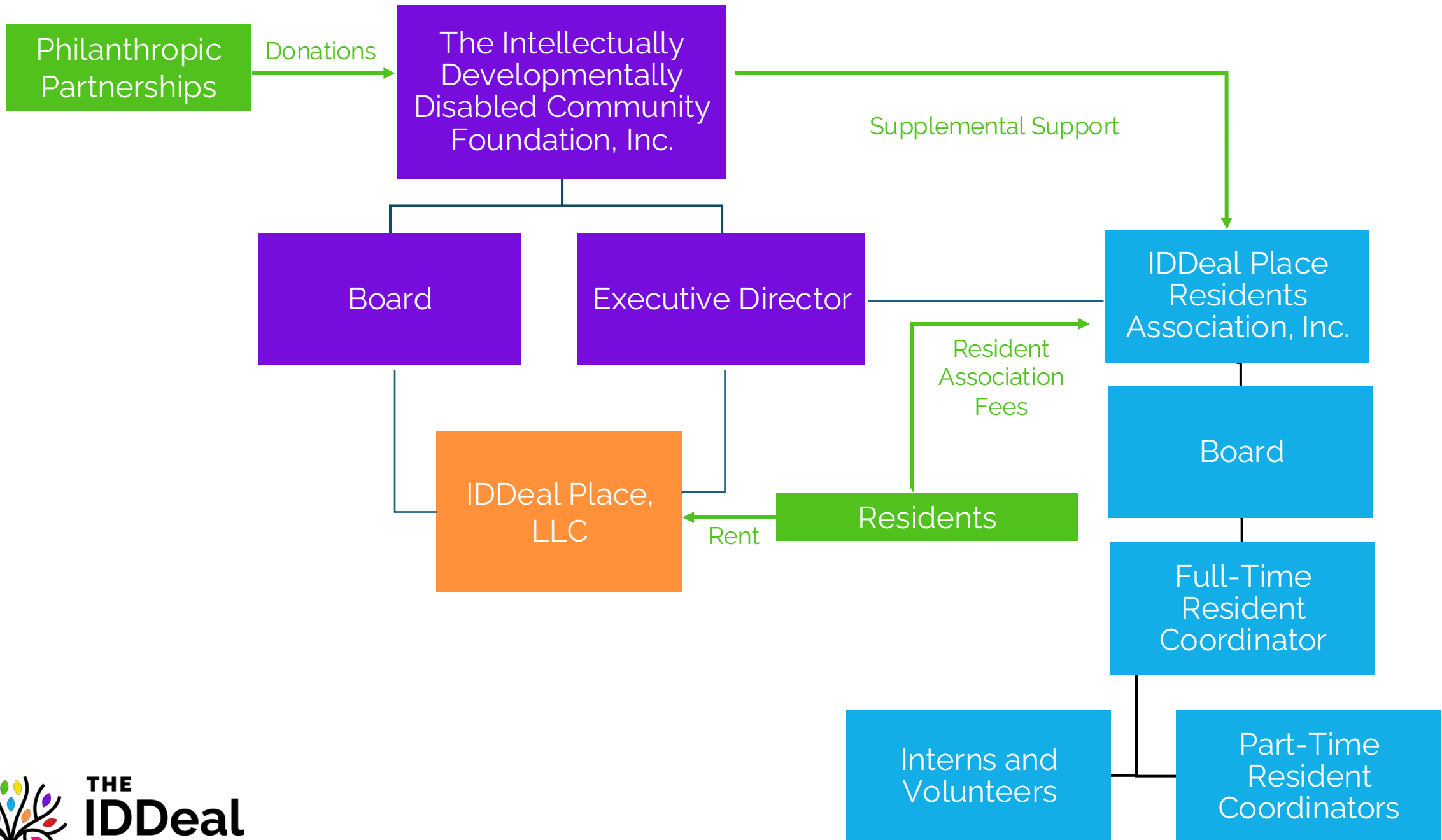
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THE
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Monarca
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Philanthropic Partnerships

Fundraising

Supplemental Financial Support

Net Proceeds from Rent

Governing Board

Executive Director

Build A Better Life Program

Director

Staff



Monarca
A SANCTUARY WHERE EVERY HOME IS A HAVEN

Rent

Residents

O&M Expenses

Property Management